HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: September 2016

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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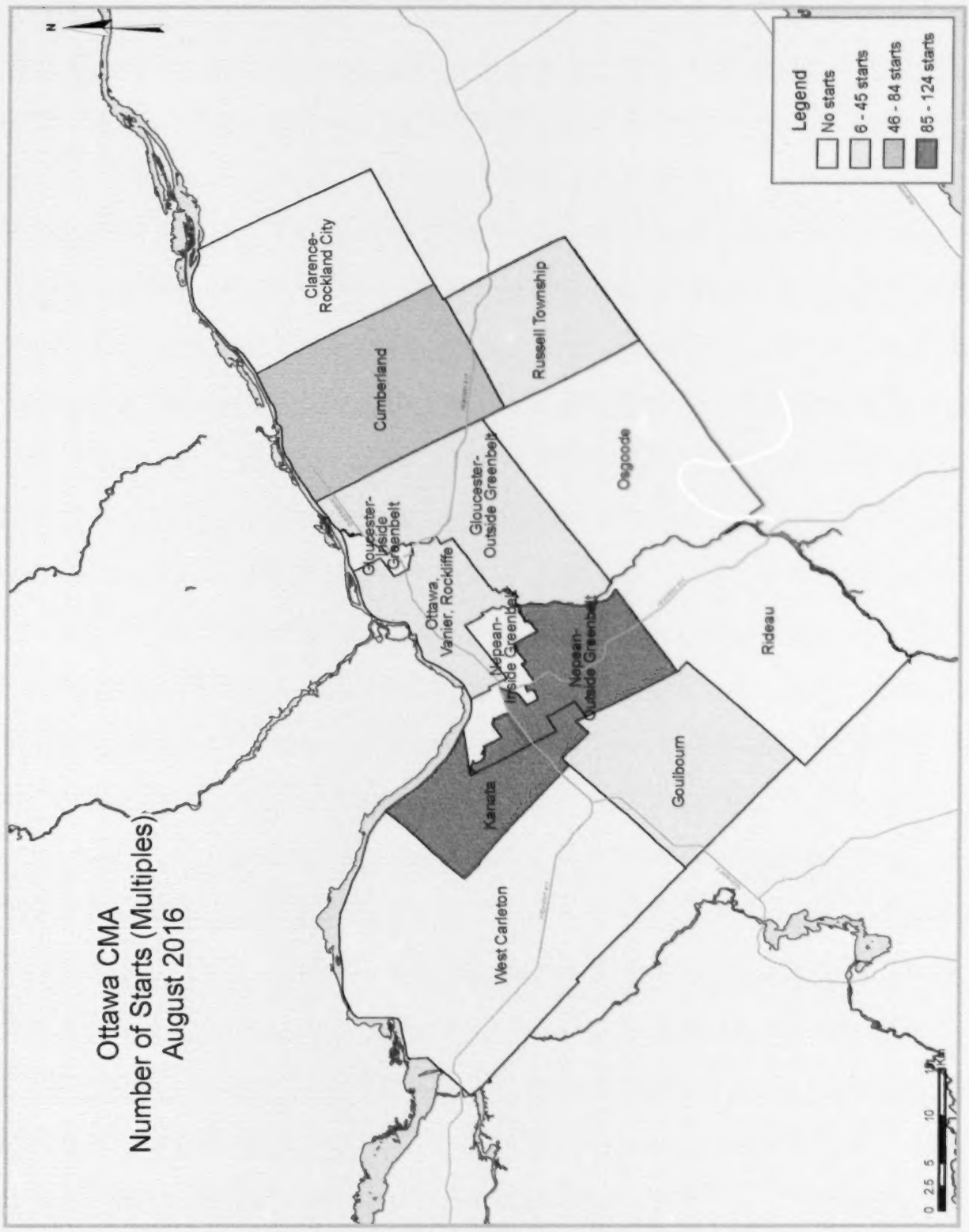
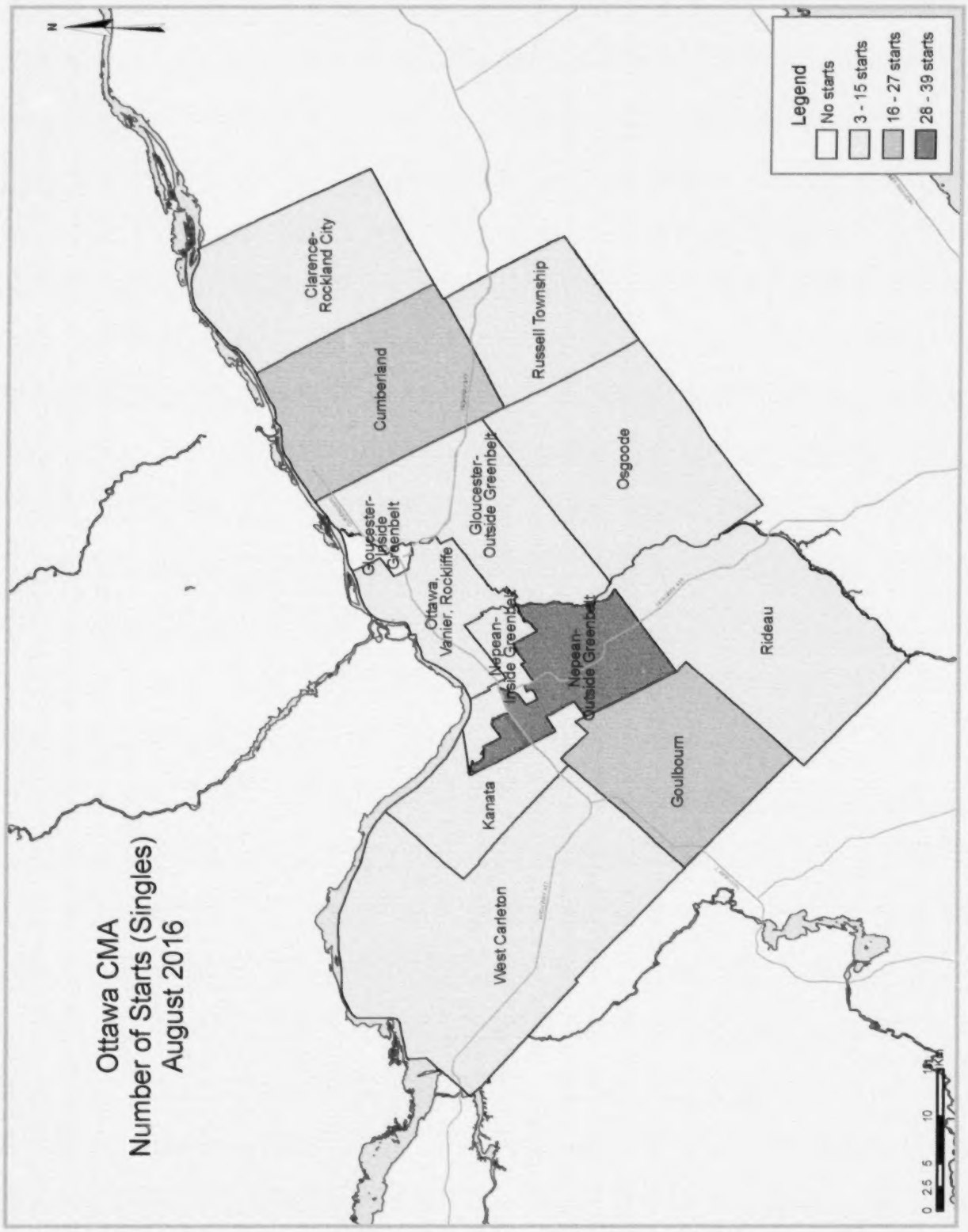
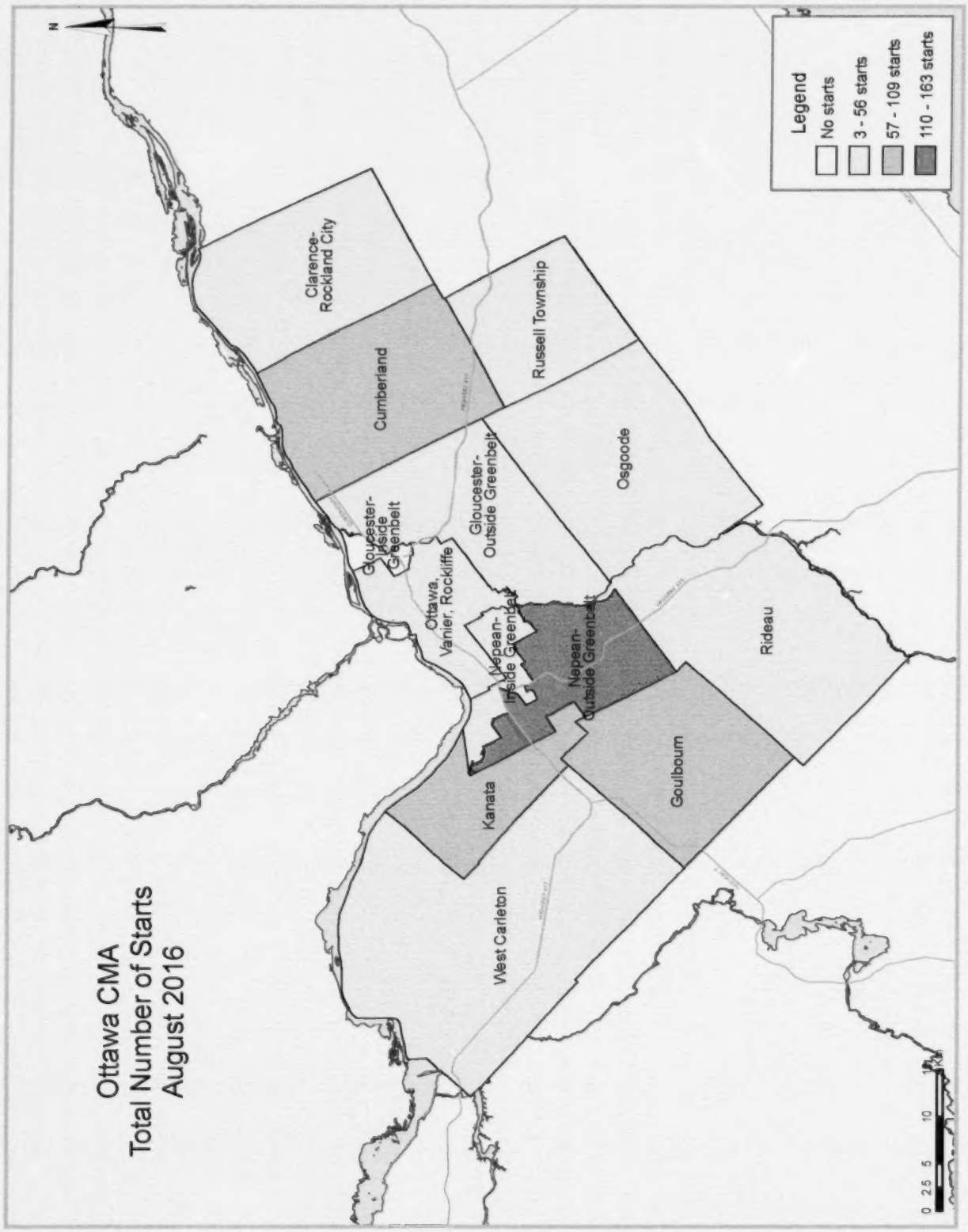
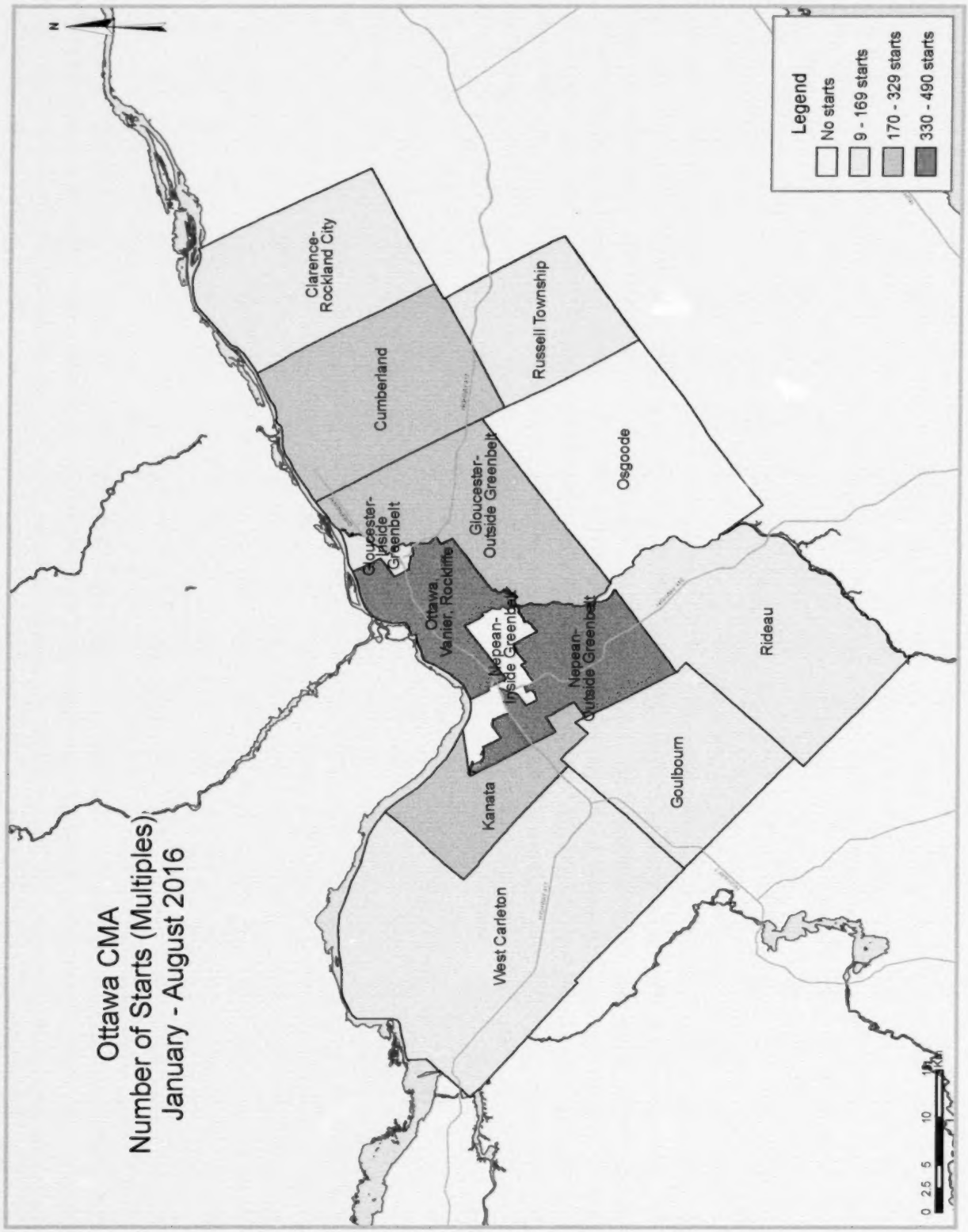
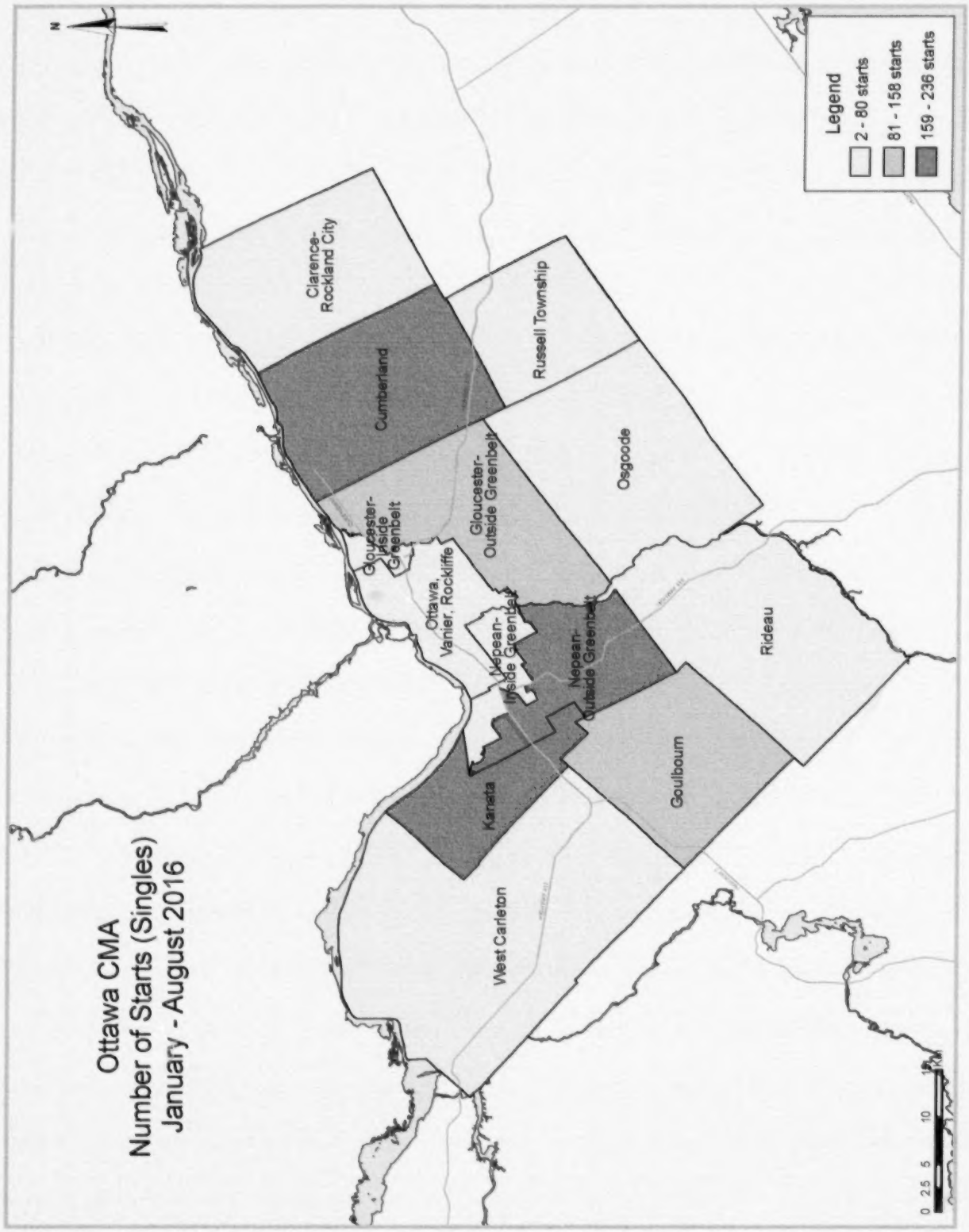
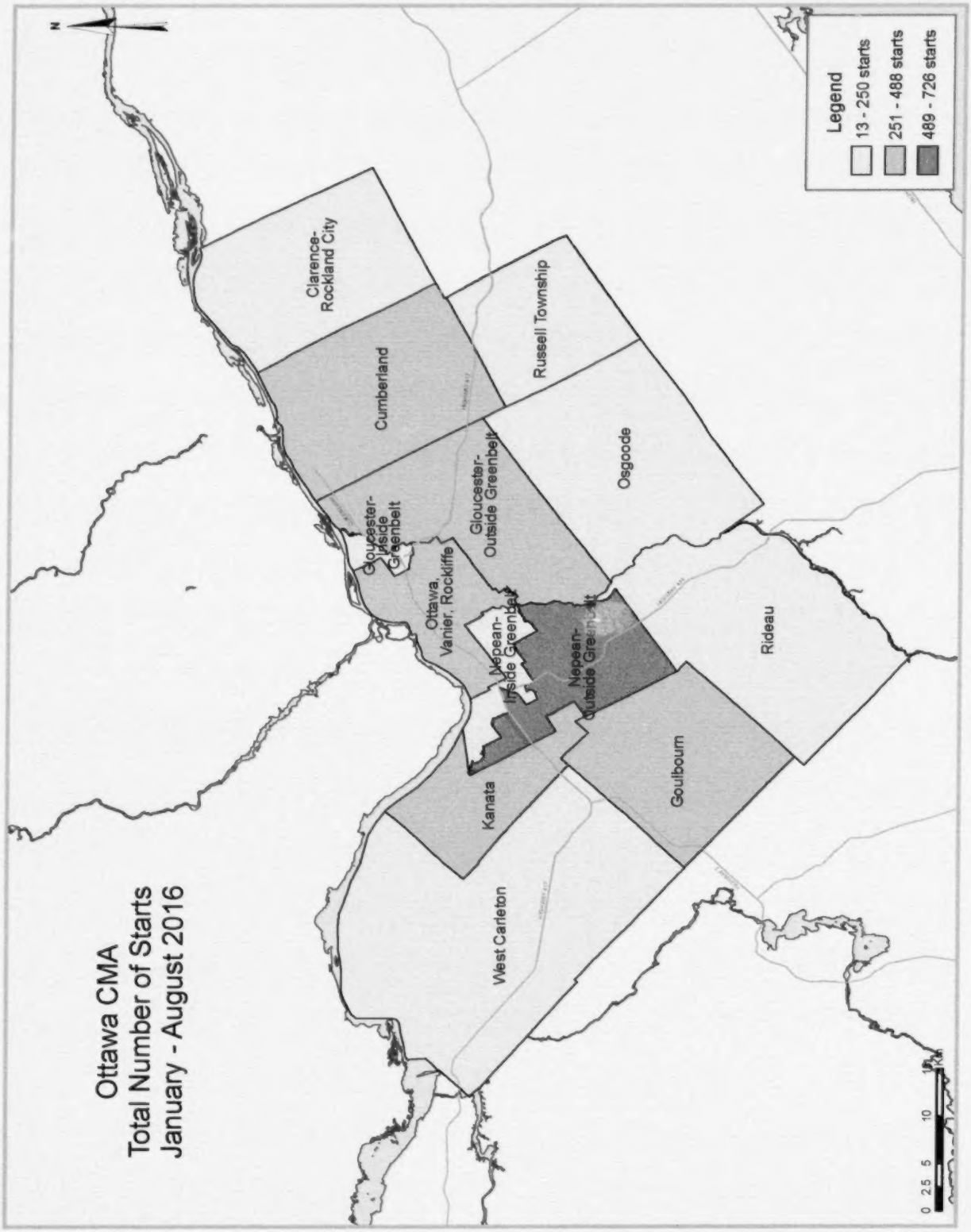

Ottawa CMA
Number of Starts (Multiples)
August 2016
N
Legend
No starts
6 - 45 starts
46 - 84 starts
85 - 124 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Number of Starts (Singles)
August 2016
N
Legend
No starts
3 - 15 starts
16 - 27 starts
28 - 39 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Total Number of Starts
August 2016
Legend
No starts
3 - 56 starts
57 - 109 starts
110 - 163 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - August 2016
Legend
No starts
9 - 169 starts
170 - 329 starts
330 - 490 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Number of Starts (Singles)
January - August 2016
N
Legend
2 - 80 starts
81 - 158 starts
159 - 236 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Total Number of Starts
January - August 2016
Legend
13 - 250 starts
251 - 488 starts
489 - 726 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 KM

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2016		
Ottawa CMA[1]	July 2016	August 2016
Trend[2]	4,461	4,869
SAAR	4,469	5,624
	August 2015	August 2016
Actual		
August - Single-Detached	256	165
August - Multiples	224	343
August - Total	480	508
January to August - Single-Detached	1,147	1,164
January to August - Multiples	1,783	1,924
January to August - Total	2,930	3,088

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2016	165	30	252	0	8	16	11	26	508
August 2015	256	18	160	0	0	40	3	3	480
% Change	-35.5	66.7	57.5	n/a	n/a	-60.0	**	**	5.8
Year-to-date 2016	1,164	132	1,085	0	40	405	72	190	3,088
Year-to-date 2015	1,147	92	790	0	0	728	32	141	2,930
% Change	1.5	43.5	37.3	n/a	n/a	-44.4	125.0	34.8	5.4
UNDER CONSTRUCTION									
August 2016	1,194	154	1,267	0	40	1,295	75	859	4,884
August 2015	1,118	98	1,160	0	0	2,065	28	579	5,048
% Change	6.8	57.1	9.2	n/a	n/a	-37.3	167.9	48.4	-3.2
COMPLETIONS									
August 2016	150	14	129	0	7	12	8	3	323
August 2015	96	16	180	0	0	318	11	0	621
% Change	56.3	-12.5	-28.3	n/a	n/a	-96.2	-27.3	n/a	-48.0
Year-to-date 2016	1,279	90	1,004	0	15	584	27	123	3,122
Year-to-date 2015	1,001	122	1,036	0	4	1,320	40	247	3,770
% Change	27.8	-26.2	-3.1	n/a	**	-55.8	-32.5	-50.2	-17.2
COMPLETED & NOT ABSORBED									
August 2016	117	26	158	0	7	534	n/a	n/a	842
August 2015	85	31	144	0	2	472	n/a	n/a	734
% Change	37.6	-16.1	9.7	n/a	**	13.1	n/a	n/a	14.7
ABSORBED									
August 2016	152	15	150	0	4	18	n/a	n/a	339
August 2015	84	27	166	0	1	228	n/a	n/a	506
% Change	81.0	-44.4	-9.6	n/a	**	-92.1	n/a	n/a	-33.0
Year-to-date 2016	1,258	89	1,002	0	10	662	n/a	n/a	3,021
Year-to-date 2015	988	116	968	0	5	1,221	n/a	n/a	3,298
% Change	27.3	-23.3	3.5	n/a	100.0	-45.8	n/a	n/a	-8.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
August 2016	148	24	252	0	8	16	11	26	485
August 2015	233	10	160	0	0	40	3	3	449
Ottawa, Vanier, Rockcliffe									
August 2016	13	8	0	0	0	0	3	11	35
August 2015	10	4	5	0	0	16	3	3	41
Nepean inside greenbelt									
August 2016	3	0	0	0	0	0	0	0	3
August 2015	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
August 2016	39	2	83	0	0	16	8	15	163
August 2015	23	4	46	0	0	24	0	0	97
Gloucester inside greenbelt									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	2	0	0	0	0	0	0	2
Gloucester outside greenbelt									
August 2016	15	0	22	0	0	0	0	0	37
August 2015	26	0	58	0	0	0	0	0	84
Kanata									
August 2016	15	2	85	0	0	0	0	0	102
August 2015	42	0	44	0	0	0	0	0	86
Cumberland									
August 2016	16	2	42	0	8	0	0	0	68
August 2015	63	0	0	0	0	0	0	0	63
Goulbourn									
August 2016	27	10	20	0	0	0	0	0	57
August 2015	51	0	7	0	0	0	0	0	58
West Carleton									
August 2016	6	0	0	0	0	0	0	0	6
August 2015	6	0	0	0	0	0	0	0	6
Rideau									
August 2016	3	0	0	0	0	0	0	0	3
August 2015	4	0	0	0	0	0	0	0	4
Osgoode									
August 2016	11	0	0	0	0	0	0	0	11
August 2015	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
August 2016	8	0	0	0	0	0	0	0	8
August 2015	13	0	0	0	0	0	0	0	13
Russell Township									
August 2016	9	6	0	0	0	0	0	0	15
August 2015	10	8	0	0	0	0	0	0	18
Ottawa-Gatineau CMA (Ontario portion)									
August 2016	165	30	252	0	8	16	11	26	508
August 2015	256	18	160	0	0	40	3	3	480

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
August 2016	1,119	140	1,240	0	40	1,257	75	859	4,740
August 2015	1,029	82	1,151	0	0	2,635	28	579	4,904
Ottawa, Vanier, Rockcliffe									
August 2016	83	66	44	0	0	968	27	726	1,914
August 2015	59	32	37	0	0	1,408	27	303	1,866
Nepean inside greenbelt									
August 2016	14	0	0	0	0	60	0	0	74
August 2015	33	0	0	0	0	199	0	0	232
Nepean outside greenbelt									
August 2016	273	30	410	0	0	138	48	77	976
August 2015	183	36	381	0	0	138	0	0	738
Gloucester inside greenbelt									
August 2016	3	0	0	0	0	0	0	22	25
August 2015	0	2	0	0	0	22	0	0	24
Gloucester outside greenbelt									
August 2016	128	4	239	0	24	46	0	28	469
August 2015	181	2	161	0	0	144	0	0	488
Kanata									
August 2016	245	2	238	0	0	43	0	0	528
August 2015	291	6	405	0	0	48	0	268	1,018
Cumberland									
August 2016	147	8	159	0	16	0	0	0	330
August 2015	98	0	135	0	0	76	0	0	309
Goulbourn									
August 2016	121	28	143	0	0	12	0	6	310
August 2015	95	0	11	0	0	0	0	8	114
West Carleton									
August 2016	24	2	7	0	0	0	0	0	33
August 2015	19	4	21	0	0	0	1	0	45
Rideau									
August 2016	38	0	0	0	0	0	0	0	38
August 2015	28	0	0	0	0	0	0	0	28
Osgoode									
August 2016	43	0	0	0	0	0	0	0	43
August 2015	42	0	0	0	0	0	0	0	42
Clarence-Rockland City									
August 2016	42	0	6	0	0	0	0	0	48
August 2015	36	0	0	0	0	0	0	0	36
Russell Township									
August 2016	33	14	21	0	0	28	0	0	96
August 2015	53	16	9	0	0	30	0	0	108
Ottawa-Gatineau CMA (Ontario portion)									
August 2016	1,194	154	1,267	0	40	1,295	75	859	4,884
August 2015	1,118	98	1,160	0	0	2,065	28	579	5,048

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
August 2016	130	12	129	0	7	12	8	3	301
August 2015	77	16	177	0	0	318	11	0	599
Ottawa, Vanier, Rockcliffe									
August 2016	9	4	3	0	0	0	8	3	27
August 2015	10	8	3	0	0	306	11	0	338
Nepean inside greenbelt									
August 2016	2	0	0	0	0	0	0	0	2
August 2015	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
August 2016	23	6	5	0	0	0	0	0	34
August 2015	16	2	91	0	0	0	0	0	109
Gloucester inside greenbelt									
August 2016	0	0	0	0	0	0	0	0	0
August 2015	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2016	17	0	15	0	7	0	0	0	39
August 2015	17	0	40	0	0	0	0	0	57
Kanata									
August 2016	41	0	23	0	0	0	0	0	64
August 2015	13	4	16	0	0	12	0	0	45
Cumberland									
August 2016	17	0	62	0	0	0	0	0	79
August 2015	11	0	21	0	0	0	0	0	32
Goulbourn									
August 2016	11	2	17	0	0	12	0	0	42
August 2015	0	0	0	0	0	0	0	0	0
West Carleton									
August 2016	5	0	4	0	0	0	0	0	9
August 2015	2	2	6	0	0	0	0	0	10
Rideau									
August 2016	1	0	0	0	0	0	0	0	1
August 2015	2	0	0	0	0	0	0	0	2
Osgoode									
August 2016	4	0	0	0	0	0	0	0	4
August 2015	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
August 2016	10	0	0	0	0	0	0	0	10
August 2015	7	0	3	0	0	0	0	0	10
Russell Township									
August 2016	10	2	0	0	0	0	0	0	12
August 2015	12	0	0	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
August 2016	150	14	129	0	7	12	8	3	323
August 2015	96	16	180	0	0	318	11	0	621

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
August 2016	100	24	154	0	7	532	n/a	n/a	817
August 2015	74	30	144	0	2	471	n/a	n/a	721
Ottawa, Vanier, Rockcliffe									
August 2016	3	13	0	0	2	387	n/a	n/a	405
August 2015	4	11	2	0	2	418	n/a	n/a	437
Nepean inside greenbelt									
August 2016	0	0	0	0	0	50	n/a	n/a	50
August 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
August 2016	15	5	48	0	0	22	n/a	n/a	90
August 2015	13	11	54	0	0	21	n/a	n/a	99
Gloucester inside greenbelt									
August 2016	0	0	0	0	0	3	n/a	n/a	3
August 2015	0	0	0	0	0	8	n/a	n/a	8
Gloucester outside greenbelt									
August 2016	28	0	57	0	5	41	n/a	n/a	131
August 2015	14	0	46	0	0	13	n/a	n/a	73
Kanata									
August 2016	22	0	22	0	0	2	n/a	n/a	46
August 2015	25	3	22	0	0	5	n/a	n/a	55
Cumberland									
August 2016	7	0	12	0	0	16	n/a	n/a	35
August 2015	9	0	14	0	0	4	n/a	n/a	27
Goulbourn									
August 2016	23	6	13	0	0	11	n/a	n/a	53
August 2015	9	3	6	0	0	2	n/a	n/a	20
West Carleton									
August 2016	1	0	2	0	0	0	n/a	n/a	3
August 2015	0	0	0	0	0	0	n/a	n/a	0
Rideau									
August 2016	1	0	0	0	0	0	n/a	n/a	1
August 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	2	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
August 2016	5	0	3	0	0	0	n/a	n/a	8
August 2015	3	0	0	0	0	0	n/a	n/a	3
Russell Township									
August 2016	12	2	1	0	0	2	n/a	n/a	17
August 2015	8	1	0	0	0	1	n/a	n/a	10
Ottawa-Gatineau CMA (Ontario portion)									
August 2016	117	26	158	0	7	534	n/a	n/a	842
August 2015	85	31	144	0	2	472	n/a	n/a	734

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
August 2016	131	9	150	0	4	18	n/a	n/a	312
August 2015	68	25	163	0	1	226	n/a	n/a	483
Ottawa, Vanier, Rockcliffe									
August 2016	10	2	4	0	0	4	n/a	n/a	20
August 2015	10	18	3	0	1	207	n/a	n/a	239
Nepean inside greenbelt									
August 2016	2	0	0	0	0	0	n/a	n/a	2
August 2015	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
August 2016	23	6	12	0	0	3	n/a	n/a	44
August 2015	14	2	89	0	0	2	n/a	n/a	107
Gloucester inside greenbelt									
August 2016	0	0	0	0	0	0	n/a	n/a	0
August 2015	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
August 2016	19	0	19	0	4	1	n/a	n/a	43
August 2015	16	0	35	0	0	0	n/a	n/a	51
Kanata									
August 2016	43	0	28	0	0	0	n/a	n/a	71
August 2015	13	3	11	0	0	7	n/a	n/a	34
Cumberland									
August 2016	17	0	68	0	0	2	n/a	n/a	87
August 2015	5	0	15	0	0	10	n/a	n/a	30
Goulbourn									
August 2016	8	1	17	0	0	8	n/a	n/a	34
August 2015	0	0	0	0	0	0	n/a	n/a	0
West Carleton									
August 2016	4	0	2	0	0	0	n/a	n/a	6
August 2015	2	2	10	0	0	0	n/a	n/a	14
Rideau									
August 2016	1	0	0	0	0	0	n/a	n/a	1
August 2015	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
August 2016	4	0	0	0	0	0	n/a	n/a	4
August 2015	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
August 2016	10	0	0	0	0	0	n/a	n/a	10
August 2015	7	0	3	0	0	0	n/a	n/a	10
Russell Township									
August 2016	11	6	0	0	0	0	n/a	n/a	17
August 2015	9	2	0	0	0	2	n/a	n/a	13
Ottawa-Gatineau CMA (Ontario portion)									
August 2016	152	15	150	0	4	18	n/a	n/a	339
August 2015	84	27	166	0	1	228	n/a	n/a	506

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Ottawa City	148	233	24	10	271	163	42	43	485	449	8.0
Ottawa, Vanier, Rockcliffe	13	10	8	4	3	8	11	19	35	41	-14.6
Nepean inside greenbelt	3	3	0	0	0	0	0	0	3	3	0.0
Nepean outside greenbelt	39	23	2	4	91	46	31	24	163	97	68.0
Gloucester inside greenbelt	0	0	0	2	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	15	26	0	0	22	58	0	0	37	84	-56.0
Kanata	15	42	2	0	85	44	0	0	102	86	18.6
Cumberland	16	63	2	0	50	0	0	0	68	63	7.9
Goulbourn	27	51	10	0	20	7	0	0	57	58	-1.7
West Carleton	6	6	0	0	0	0	0	0	6	6	0.0
Rideau	3	4	0	0	0	0	0	0	3	4	-25.0
Osgoode	11	5	0	0	0	0	0	0	11	5	120.0
Clarence-Rockland City	8	13	0	0	0	0	0	0	8	13	-38.5
Russell Township	9	10	6	8	0	0	0	0	15	18	-16.7
Ottawa-Gatineau CMA (Ontario Portion)	165	256	30	18	271	163	42	43	508	480	5.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,049	1,026	124	97	1,157	781	567	839	2,897	2,743	5.6
Ottawa, Vanier, Rockcliffe	57	54	58	48	32	21	336	687	483	810	-40.4
Nepean inside greenbelt	13	31	0	0	0	0	0	0	13	31	-58.1
Nepean outside greenbelt	236	196	20	36	358	284	112	72	726	588	23.5
Gloucester inside greenbelt	2	0	0	2	0	0	22	0	24	2	**
Gloucester outside greenbelt	150	206	4	4	238	151	12	80	404	441	-8.4
Kanata	208	266	2	4	221	236	43	0	474	506	-6.3
Cumberland	164	108	12	0	206	78	0	0	382	186	105.4
Goulbourn	132	94	26	0	95	7	18	0	271	101	168.3
West Carleton	17	16	2	3	7	4	0	0	26	23	13.0
Rideau	32	19	0	0	0	0	24	0	56	19	194.7
Osgoode	38	36	0	0	0	0	0	0	38	36	5.6
Clarence-Rockland City	61	48	0	0	9	3	0	0	70	51	37.3
Russell Township	54	73	18	24	18	9	31	30	121	136	-11.0
Ottawa-Gatineau CMA (Ontario Portion)	1,164	1,147	142	121	1,184	793	598	869	3,088	2,930	5.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Ottawa City	260	160	11	3	16	40	26	3
Ottawa, Vanier, Rockcliffe	0	5	3	3	0	16	11	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	83	46	8	0	16	24	15	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	22	58	0	0	0	0	0	0
Kanata	85	44	0	0	0	0	0	0
Cumberland	50	0	0	0	0	0	0	0
Goulbourn	20	7	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	260	160	11	3	16	40	26	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,095	778	62	3	377	698	190	141
Ottawa, Vanier, Rockcliffe	18	18	14	3	251	546	85	141
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	310	284	48	0	35	72	77	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	238	151	0	0	12	80	0	0
Kanata	221	236	0	0	43	0	0	0
Cumberland	206	78	0	0	0	0	0	0
Goulbourn	95	7	0	0	12	0	6	0
West Carleton	7	4	0	0	0	0	0	0
Rideau	0	0	0	0	24	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	9	3	0	0	0	0	0	0
Russell Township	18	9	0	0	31	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,122	790	62	3	408	728	190	141

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Ottawa City	424	403	24	40	37	6	485	449
Ottawa, Vanier, Rockcliffe	21	19	0	16	14	6	35	41
Nepean inside greenbelt	3	3	0	0	0	0	3	3
Nepean outside greenbelt	124	73	16	24	23	0	163	97
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	37	84	0	0	0	0	37	84
Kanata	102	86	0	0	0	0	102	86
Cumberland	60	63	8	0	0	0	68	63
Goulbourn	57	58	0	0	0	0	57	58
West Carleton	6	6	0	0	0	0	6	6
Rideau	3	4	0	0	0	0	3	4
Osgoode	11	5	0	0	0	0	11	5
Clarence-Rockland City	8	13	0	0	0	0	8	13
Russell Township	15	18	0	0	0	0	15	18
Ottawa-Gatineau CMA (Ontario Portion)	447	434	24	40	37	6	508	480

Table 2.5: Starts by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	2,218	1,874	417	698	262	171	2,897	2,743
Ottawa, Vanier, Rockcliffe	123	98	251	546	109	166	483	810
Nepean inside greenbelt	13	31	0	0	0	0	13	31
Nepean outside greenbelt	566	516	35	72	125	0	726	588
Gloucester inside greenbelt	2	2	0	0	22	0	24	2
Gloucester outside greenbelt	368	357	36	80	0	4	404	441
Kanata	431	506	43	0	0	0	474	506
Cumberland	366	186	16	0	0	0	382	186
Goulbourn	253	101	12	0	6	0	271	101
West Carleton	26	22	0	0	0	1	26	23
Rideau	32	19	24	0	0	0	56	19
Osgoode	38	36	0	0	0	0	38	36
Clarence-Rockland City	70	51	0	0	0	0	70	51
Russell Township	93	104	28	30	0	2	121	136
Ottawa-Gatineau CMA (Ontario Portion)	2,381	2,029	445	728	262	173	3,088	2,930

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Ottawa City	130	77	20	24	136	177	15	321	301	599	-49.7
Ottawa, Vanier, Rockcliffe	9	10	12	16	3	3	3	309	27	338	-92.0
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	23	16	6	2	5	91	0	0	34	109	-68.8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	17	17	0	0	22	40	0	0	39	57	-31.6
Kanata	41	13	0	4	23	16	0	12	64	45	42.2
Cumberland	17	11	0	0	62	21	0	0	79	32	146.9
Goulbourn	11	0	2	0	17	0	12	0	42	0	n/a
West Carleton	5	2	0	2	4	6	0	0	9	10	-10.0
Rideau	1	2	0	0	0	0	0	0	1	2	-50.0
Osgoode	4	6	0	0	0	0	0	0	4	6	-33.3
Clarence-Rockland City	10	7	0	0	0	3	0	0	10	10	0.0
Russell Township	10	12	2	0	0	0	0	0	12	12	0.0
Ottawa-Gatineau CMA (Ontario Portion)	150	96	22	24	136	180	15	321	323	621	-48.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,181	900	94	149	1,016	1,029	687	1,539	2,978	3,617	-17.7
Ottawa, Vanier, Rockcliffe	52	46	46	72	22	38	476	1,224	596	1,380	-56.8
Nepean inside greenbelt	8	12	0	2	0	0	0	0	8	14	-42.9
Nepean outside greenbelt	193	209	22	28	264	355	47	44	526	636	-17.3
Gloucester inside greenbelt	2	2	0	0	0	0	0	0	2	2	0.0
Gloucester outside greenbelt	188	153	6	6	217	220	52	70	463	449	3.1
Kanata	328	286	0	7	295	174	12	201	635	668	-4.9
Cumberland	113	77	4	18	149	88	76	0	342	183	86.9
Goulbourn	211	24	16	6	61	14	24	0	312	44	**
West Carleton	20	16	0	6	8	140	0	0	28	162	-82.7
Rideau	25	16	0	0	0	0	0	0	25	16	56.3
Osgoode	41	59	0	4	0	0	0	0	41	63	-34.9
Clarence-Rockland City	47	54	0	2	3	11	20	12	70	79	-11.4
Russell Township	52	47	16	8	6	0	0	19	74	74	0.0
Ottawa-Gatineau CMA (Ontario Portion)	1,280	1,001	110	159	1,025	1,040	707	1,570	3,122	3,770	-17.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Ottawa City	136	174	0	3	12	321	3	0
Ottawa, Vanier, Rockcliffe	3	0	0	3	0	309	3	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	5	91	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	22	40	0	0	0	0	0	0
Kanata	23	16	0	0	0	12	0	0
Cumberland	62	21	0	0	0	0	0	0
Goulbourn	17	0	0	0	12	0	0	0
West Carleton	4	6	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	3	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	136	177	0	3	12	321	3	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,010	1,026	6	3	584	1,292	103	247
Ottawa, Vanier, Rockcliffe	16	35	6	3	373	1,191	103	33
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	264	355	0	0	47	19	0	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	217	220	0	0	52	70	0	0
Kanata	295	174	0	0	12	12	0	189
Cumberland	149	88	0	0	76	0	0	0
Goulbourn	61	14	0	0	24	0	0	0
West Carleton	8	140	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	11	0	0	0	12	20	0
Russell Township	6	0	0	0	0	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,019	1,037	6	3	584	1,323	123	247

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Ottawa City	271	270	19	318	11	11	301	599
Ottawa, Vanier, Rockcliffe	16	21	0	306	11	11	27	338
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	34	109	0	0	0	0	34	109
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	32	57	7	0	0	0	39	57
Kanata	64	33	0	12	0	0	64	45
Cumberland	79	32	0	0	0	0	79	32
Goulbourn	30	0	12	0	0	0	42	0
West Carleton	9	10	0	0	0	0	9	10
Rideau	1	2	0	0	0	0	1	2
Osgoode	4	6	0	0	0	0	4	6
Clarence-Rockland City	10	10	0	0	0	0	10	10
Russell Township	12	12	0	0	0	0	12	12
Ottawa-Gatineau CMA (Ontario Portion)	293	292	19	318	11	11	323	621

Table 3.5: Completions by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	2,249	2,039	599	1,293	130	285	2,978	3,617
Ottawa, Vanier, Rockcliffe	93	126	373	1,192	130	62	596	1,380
Nepean inside greenbelt	8	12	0	0	0	2	8	14
Nepean outside greenbelt	479	592	47	19	0	25	526	636
Gloucester inside greenbelt	2	2	0	0	0	0	2	2
Gloucester outside greenbelt	396	375	67	70	0	4	463	449
Kanata	623	466	12	12	0	190	635	668
Cumberland	266	183	76	0	0	0	342	183
Goulbourn	288	44	24	0	0	0	312	44
West Carleton	28	160	0	0	0	2	28	162
Rideau	25	16	0	0	0	0	25	16
Osgoode	41	63	0	0	0	0	41	63
Clarence-Rockland City	50	67	0	12	20	0	70	79
Russell Township	74	53	0	19	0	2	74	74
Ottawa-Gatineau CMA (Ontario Portion)	2,373	2,159	599	1,324	150	287	3,122	3,770

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
August 2016	0	0.0	15	13.5	41	36.9	17	15.3	38	34.2	111	550,000	574,232
August 2015	2	3.9	10	19.6	19	37.3	7	13.7	13	25.5	51	530,000	546,481
Year-to-date 2016	5	0.5	343	34.6	357	36.0	97	9.8	190	19.2	992	500,000	523,259
Year-to-date 2015	10	1.4	236	31.9	283	38.2	86	11.6	125	16.9	740	480,000	513,323
Ottawa, Vanier, Rockcliffe													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	1	7.7	0	0.0	0	0.0	0	0.0	12	92.3	13	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	-	-
Nepean inside greenbelt													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Nepean outside greenbelt													
August 2016	0	0.0	1	4.3	9	39.1	5	21.7	8	34.8	23	-	575,618
August 2015	0	0.0	4	28.6	6	42.9	1	7.1	3	21.4	14	-	-
Year-to-date 2016	2	1.1	65	35.1	62	33.5	26	14.1	30	16.2	185	-	519,069
Year-to-date 2015	6	2.9	54	25.8	93	44.5	34	16.3	22	10.5	209	440,000	498,465
Gloucester inside greenbelt													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
August 2016	0	0.0	1	6.7	7	46.7	4	26.7	3	20.0	15	-	520,718
August 2015	0	0.0	1	6.7	8	53.3	2	13.3	4	26.7	15	-	573,678
Year-to-date 2016	1	0.6	45	27.4	66	40.2	20	12.2	32	19.5	164	560,000	517,826
Year-to-date 2015	1	0.8	25	19.2	79	60.8	14	10.8	11	8.5	130	-	524,169
Kanata													
August 2016	0	0.0	9	20.9	9	20.9	7	16.3	18	41.9	43	-	-
August 2015	0	0.0	4	30.8	3	23.1	4	30.8	2	15.4	13	-	-
Year-to-date 2016	0	0.0	114	35.4	87	27.0	32	9.9	89	27.6	322	-	571,904
Year-to-date 2015	1	0.4	124	44.1	79	28.1	28	10.0	49	17.4	281	-	509,519
Cumberland													
August 2016	0	0.0	3	20.0	10	66.7	0	0.0	2	13.3	15	-	471,545
August 2015	2	50.0	0	0.0	2	50.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	1	1.0	44	42.7	47	45.6	8	7.8	3	2.9	103	-	481,207
Year-to-date 2015	2	3.4	25	42.4	24	40.7	4	6.8	4	6.8	59	-	446,669
Goulbourn													
August 2016	0	0.0	1	12.5	6	75.0	1	12.5	0	0.0	8	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	74	40.4	90	49.2	8	4.4	11	6.0	183	-	516,746
Year-to-date 2015	0	0.0	1	7.1	5	35.7	3	21.4	5	35.7	14	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Rideau													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	3	33.3	3	33.3	3	33.3	9	-	-
Year-to-date 2015	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Osgoode													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
August 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	1	9.1	1	9.1	0	0.0	9	81.8	11	-	-
Year-to-date 2015	0	0.0	7	35.0	2	10.0	1	5.0	10	50.0	20	-	559,330
Clarence-Rockland City													
August 2016	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	435,360
August 2015	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	382,100
Year-to-date 2016	4	18.2	16	72.7	2	9.1	0	0.0	0	0.0	22	-	382,440
Year-to-date 2015	11	30.6	23	63.9	2	5.6	0	0.0	0	0.0	36	-	363,147
Russell Township													
August 2016	4	36.4	7	63.6	0	0.0	0	0.0	0	0.0	11	-	371,473
August 2015	0	0.0	8	88.9	1	11.1	0	0.0	0	0.0	9	-	386,522
Year-to-date 2016	11	22.4	37	75.5	1	2.0	0	0.0	0	0.0	49	-	375,415
Year-to-date 2015	4	9.8	30	73.2	6	14.6	0	0.0	1	2.4	41	-	391,155
Ottawa-Gatineau CMA (Ontario portion)													
August 2016	4	3.1	26	20.5	42	33.1	17	13.4	38	29.9	127	530,000	551,202
August 2015	2	3.1	22	33.8	21	32.3	7	10.8	13	20.0	65	485,000	511,688
Year-to-date 2016	20	1.9	396	37.3	360	33.9	97	9.1	190	17.9	1,063	475,000	506,285
Year-to-date 2015	25	3.1	289	35.4	291	35.6	86	10.5	126	15.4	817	470,000	501,186

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2016

Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	574,232	546,481	5.1	523,259	513,323	1.9
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	575,618	-	n/a	519,069	498,465	4.1
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	520,718	573,678	-9.2	517,826	524,169	-1.2
Kanata	-	-	n/a	571,904	509,519	12.2
Cumberland	471,545	-	n/a	481,207	446,669	7.7
Goulbourn	-	-	n/a	516,746	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	435,360	382,100	13.9	382,440	363,147	5.3
Russell Township	371,473	386,522	-3.9	375,415	391,155	-4.0
Ottawa-Gatineau CMA (Ontario Portion)	551,202	511,688	7.7	506,285	501,186	1.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

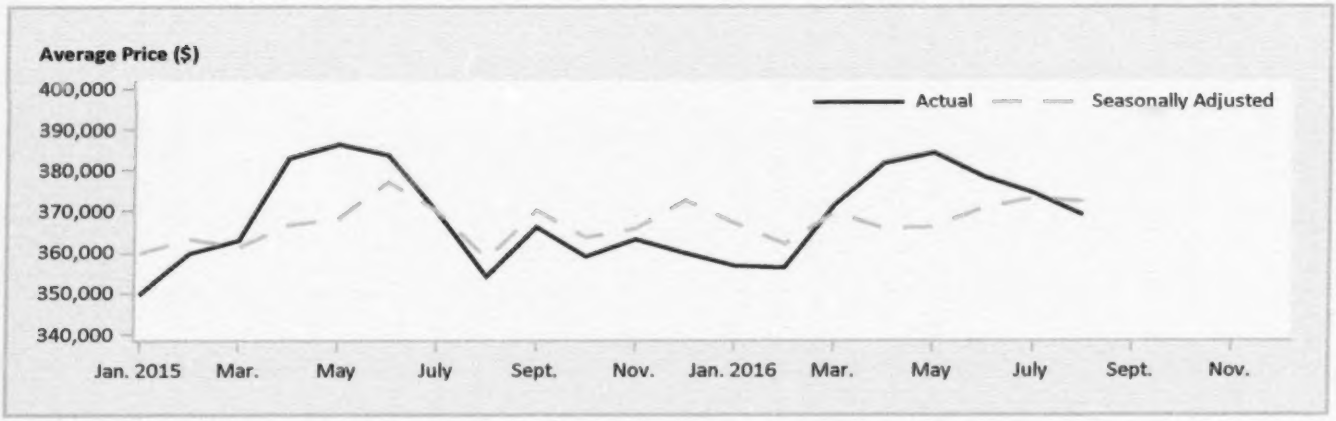


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

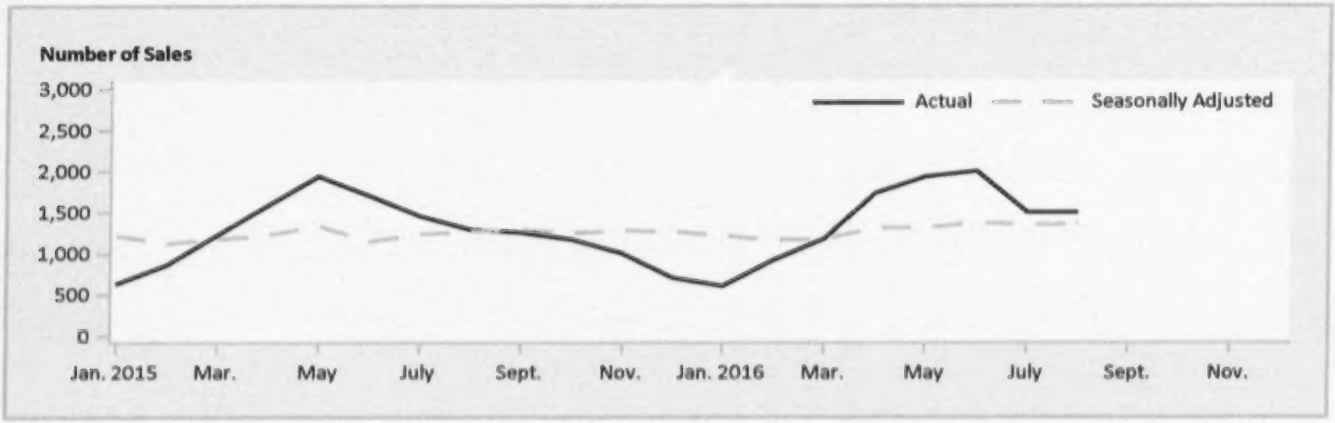
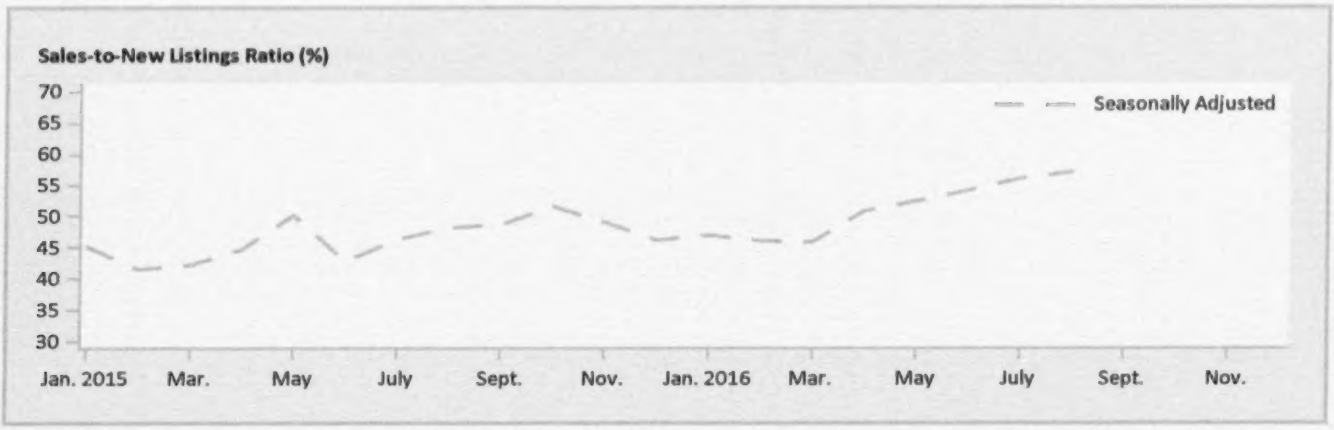


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64	113.6	127.5	538	6.8	69.4	1,057
	April	561	3.14	4.64	113.5	128.1	539	7.1	69.6	1,077
	May	561	3.14	4.64	113.8	128.7	542	6.8	69.8	1,090
	June	561	3.14	4.64	114.0	128.8	544	6.7	69.8	1,095
	July	567	3.14	4.74	114.0	128.7	546	6.3	69.7	1,094
	August	567	3.14	4.74		128.2	545	6.1	69.4	1,094
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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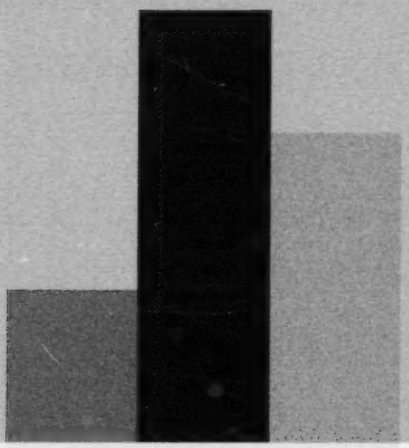

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